

**STATE OF GEORGIA**

**CITY OF PALMETTO**

**ORDINANCE**

**NO. 2022-01**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF PALMETTO, GEORGIA; TO REVISE PROVISIONS RELATED TO THE LIST OF ACCEPTABLE BUILDING MATERIALS FOR STRUCTURES IN THE CITY OF PALMETTO; TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE; AND FOR OTHER PURPOSES.**

**BE IT ORDAINED BY THE MAYOR AND COUNCIL FOR THE CITY OF PALMETTO, GEORGIA, AND IT IS HEREBY ENACTED PURSUANT TO THE AUTHORITY OF THE SAME THAT THE ZONING ORDINANCE OF THE CITY OF PALMETTO AS IT PERTAINS TO ACCEPTABLE BUILDING MATERIALS FOR STRUCTURES IN THE CITY OF PALMETTO (ARTICLE 18 – BUILDING DESIGN AND MATERIALS) BE AMENDED AS FOLLOWS:**

**Section 1.** By deleting paragraph (C) from Section 18-1 pertaining to Building Appearance in its entirety, and by enacting, in lieu thereof, a new paragraph (C) to Section 18-1 pertaining to Building Appearance to read as follows:

**C. Building Materials.** Minimum requirements for building materials are as follows. Calculations for material wall percentages do not include areas of the façade used for doors and windows.

**1. Residential.** All multiple-family, townhouse, continuing care, retirement, nursing care and other residential buildings, except single family detached and two-family, located in any district shall meet the following elevation material requirements:

<b>Elevation</b>	<b>Permitted elevation materials</b>
Front façade and other elevations facing a street	50% minimum brick, brick face or natural stone Up to 50% may be wood or fiber cement (hardy board) siding, stucco, or other similar quality material approved by the reviewing authority
Side and rear facades that do not face a street	Brick, brick face, natural stone, wood or fiber cement (hardy board) siding, stucco or other similar quality material approved by the reviewing authority
Basements and foundations	Concrete block, including split face, and scored block, precast concrete, concrete formed in place

**2. Commercial, Office, and Institutional.** All non-residential buildings located in a residential zoning district and all buildings located in the C-1, C-3 and C-4 zoning districts shall meet the following elevation material requirements. Sites in the C-2 for-based district shall meet the character requirements in Article 10.

<b>Elevation</b>	<b>Permitted elevation materials</b>
Front façade and other elevations facing a street, a parking lot or an adjacent residential zoning district	75% minimum brick, brick face or natural stone  Up to 25% may be split face block, scored block, metal, EIFS, wood or fiber cement (hardy board) siding, stucco, or other similar quality material approved by the reviewing authority

**Section 2.** By deleting paragraph (D) from Section 18-1 pertaining to Building Appearance in its entirety, and by enacting, in lieu thereof, a new paragraph (D) to Section 18-1 pertaining to Building Appearance to read as follows:

**D. Allowance for Other Materials.** The reviewing authority may waive or modify the material requirements of this section if it finds that a proposed building design and the materials or combinations of materials are in keeping with the purpose of this section. The reviewing authority shall also consider the desired character of the area, site visibility, proposed landscaping, building scale and design recommendations of the comprehensive plan. Acceptable substitute materials may include tilt-up panels, split-face block and similar high quality, durable and aesthetically compatible materials. However, metal siding, vinyl siding, and plain concrete block shall not be permitted.

**Section 3.** All other ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**Section 4.** This ordinance shall be effective immediately upon its adoption by the Mayor and Council for the City of Palmetto.

**SO ENACTED** this 3<sup>rd</sup> day of January, 2022.

MAYOR AND COUNCIL OF THE  
CITY OF PALMETTO

(SEAL)

By:   
J. CLARK BODDIE, Mayor

ATTEST:

  
Cynthia Hanson, City Clerk

Approved as to form:

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City Attorney